

A work session and the regular meeting of the Farr West City Council were held on April 18, 2019 at 6:00 p.m. at City Hall. Council members present were Mayor Dickemore, Boyd Ferrin, Ken Phippen, Josh Blazzard, Matt Gwynn and David Jay. Planning Commission Members present were Ted Black, Lyle Earl, and Lou Best. Staff present was Whittney Black, Cortney Ryan, and Nate Carver. Visitors present were: see attached list.

Work Session

BOYD FERRIN MOTIONED TO ENTER INTO A WORK SESSION. JOSH BLAZZARD SECOND, ALL VOTING AYE.

The Farr West City Council held a work session to discuss the development of the Happy Days Subdivision. Representatives from Central Weber Sewer were present to answer questions about the sewer capacity. Kevin from CWS explained the concerns of the sewer district, specifically those brought up during the flooding in 2017. Kevin stated that the city is at capacity until a new line is added, which is being pursued. Boyd Ferrin stated that the city's dilemma is that a subdivision that was already approved was denied a will serve letter from CWS for one of their phases, while Happy Days was given a will serve letter but has not been approved by the city. There was continued discussion about the sewer capacity in relation to Happy Days.

Allan Karras discussed the drainage plan for the subdivision. Boyd conveyed the city engineer's concerns with the drainage plan. There was a discussion about an HOA being responsible of the drainage. The discussion about the drainage plan continued for the remaining time of the work session.

BOYD FERRIN MOTIONED TO END THE WORK SESSION AND ENTER INTO THE REGULAR MEETING. KEN PHIPPEN SECONDED THE MOTION, ALL VOTING AYE.

Regular Meeting

#1 – Call to Order – Mayor Lee Dickemore

Mayor Dickemore called the meeting to order.

#2- Opening Ceremony

a. Pledge of Allegiance

Josh Blazzard led in the Pledge of Allegiance.

b. Prayer

Matt Gwynn offered a prayer.

#3 – Comments/Reports

- a. **Resident(s) attending this meeting were allotted 2 minutes to express a concern or ask a question about any issue that IS NOT ON THE AGENDA. No action can or will be taken on any issue presented.*

Paul Scade stated that his son Josh Scade is in the processes of getting his brokerage license, and the state is requiring a sign. Mr. Scade explained that the business license that was granted by the city was a residential business license, which prohibits them from having a sign. Mr. Scade then explained that he requested a letter from the city stating that he could not have a sign in the residential zone, but that he would like some of the verbiage taken out. The city council told Mr. Scade that they would refer the issue to the city attorney.

Kylee Johnson expressed her desire to see larger lot sizes in the Happy Days Subdivision.

- b. Report from Planning Commission

Ted Black reported that the Planning Commission held a mobile work session and their regular meeting on April 11, 2019 at 5:00pm. Ted also reported that the Planning Commission held a public hearing to consider the request of a conditional use permit for an accessory building larger than 2,000 square feet for Marta Mimori located at 1257 North 1725 West. Ted stated that the commission also motioned to recommend approval of this conditional use permit. Ted then reported that the commission discussed possible changes to the C-2 Ordinance and set a public hearing to consider amending the conditional uses permitted in the C-2 Commercial zone. Ted suggested sending the Happy Days Subdivision preliminary plan back to the Planning Commission as the drainage system plan presented to the City Council was not the same plan submitted and recommended by the Planning Commission.

#4 – Business Items

- a. Approval of Business Licenses

Apex Racing & Auto Sales

Antonio Beckstead was present seeking a business license for Apex Racing & Auto Sales. Mr. Beckstead explained that this is a custom auto body shop; he will be rebuilding/flipping/selling cars. Mr. Beckstead stated that he is stilling waiting on his paint booth, but will be opening the dealership part of the business.

KEN PHIPPEN MOTIONED TO APPROVE A BUSINESS LICENSE FOR APEX RACING & AUTO SALES. BOYD FERRIN SECONDED THE MOTION, ALL VOTING AYE.

Armorfish Designs

Nicole Fisher was present seeking a business license for Armorfish Designs. Ms. Fisher explained that she would like to offer her graphic designs skills to others for illustration and diagrams on user interface designs. Boyd Ferrin asked Ms. Fisher if this business would all be in her home or if this would change anything about her neighborhood. Mr. Fisher stated that this was all digital on her computer with little to no face to face interaction.

BOYD FERRIN MOTIONED TO APPROVE A BUSINESS LICENSE FOR ARMORFISH DESIGNS. DAVID JAY SECONDED THE MOTION, ALL VOTING AYE.

Island View Dental Laboratory

No one was present on behalf of Island View Dental Laboratory.

MATT GWYNN MOTIONED TO TABLE APPROVAL OF A BUSINESS LICENSE FOR ISLAND VIEW DENTAL LABORATORY. KEN PHIPPEN SECONDED THE MOTION, ALL VOTING AYE.

- b. Approval of a conditional use request for a 2,400 square foot accessory building for Marta Nimori located at 1257 North 1725 West – Marta Nimori

Marta Nimori was present seeking approval of a conditional use request for a 2,400 square foot accessory building located at 1257 North 1725 West. Ms. Nimori explained that she wanted to build a building on the side of her lot for storage. Ms. Nimoir stated that there will be electricity, but no plumbing and that it will mostly be used for the storage of vintage cars she inherited from her parents. David Jay commented that this type of building is not inconsistent with the area, as Ms. Nimori's daughter next door has a similar structure on her property. Ken Phippen commented that he does not see a problem with it and that Ms. Nimoir has the land for it. Ken also commented that building requirements, such as height, will be enforced by the building inspector.

KEN PHIPPEN MOTIONED TO APPROVE A CONDITIONAL USE PERMIT REQUEST FOR A 2,400 SQUARE FOOT ACCESSORY BUILDING FOR MARTA NIMORI LOCATED AT 1257 NORTH 1725 WEST. DAVID JAY SECONDED THE MOTION, ALL VOTING AYE.

c. Discussion/Action – Preliminary Approval of the Happy Days Subdivision located at 3300 North 2575 West – Kenny Palmer

Allan Karras and Kenny Palmer were present seeking preliminary approval of the Happy Days Subdivision located at 3300 North 2575 West. A resident in the audience expressed her concerns that traffic would increase on North Plain City Road, and asked what the traffic study found. Mr. Palmer stated that the traffic study has five ways in and out of the subdivision, and showed the traffic going south. Lou Best commented that the study was done on current conditions and doesn't address what could happen on 2575 West with the increased traffic flow. An engineer for the Happy Days project stated that when traffic studies are done they look at what the traffic conditions are and what they could be in 5, 10, and even 20 years out. Lou asked if they anticipated the connection on 2575 West. The engineer stated that this was anticipated in the traffic study. A resident asked where Phase 1 would go out. Boyd Ferrin stated that it will go out by the Stettler property right onto 2575 West and then either North or South.

MATT GWYNN MOTIONED TO GRANT PRELIMINARY APPROVAL OF THE HAPPY DAYS SUBDIVISION LOCATED AT 3300 NORTH 2575 WEST.

BOYD FERRIN MOTIONED TO AMEND THE ORIGINAL MOTION TO INCLUDE GETTING CAPACITY APPROVAL FROM CENTRAL WEBER SEWER FOR PHASE 1. MATT GWYNN, SECONDED THE MOTION, ALL VOTING AYE WITH THE EXCEPTION OF KEN PHIPPEN WHO VOTED NAY. MOTION PASSES.

d. Discussion/Action – Recycled Earth Contract

Mr. Rawson from Recycled Earth was running late, so the council moved on to the rest of the agenda items and came back to Business Item D. when Mr. Rawson arrived and after completing report on assignments.

David Rawson was present to discuss the city's contract with Recycled Earth. Mr. Rawson explained that when Weber County opted out of recycling many collectors approached him asking if he would be willing to provide the service. Mr. Rawson explained that they thought they could handle the addition to their business, but as they started getting new equipment and building they violated their conditional use permit with Ogden City. Mr. Rawson commented that they now have a new conditional use permit from the city which allows for the recycling program, and now they have all of the equipment to do the program. Mr. Rawson commented that he

realizes the contract submitted looks very complicated, and that it was written by Ogden City with their certain stipulations attached, and not written by Recycled Earth. Mr. Rawson made comments about the recycling market, and the cost of recycling. He also stated that Recycled Earth used to just collect and transfer the recycled materials, but now they also process them. Mayor Dickemore commented that the prices from Recycled Earth keep going up. Mayor Dickemore asked Mr. Rawson if it would be helpful to be put on a WACGO agenda to discuss this with all the mayors. Mr. Rawson commented that Ogden City has until May 1st to sign the contract between them and Recycled Earth. There was a small discussion on the price of the city rate. Mayor Dickemore stated that he has no problem with sending the recyclable material to Recycled Earth, but he would like it to be at the same price it was before until the dealings with Ogden City are resolved. Mr. Rawson said he was fine with that, and that is what was on the short term agreement. Mr. Rawson said that after the dealings are finished with Ogden City, they will be coming back to work with each individual city. Mr. Rawson clarified that the rate will be \$39.40/ton. David Jay commented that he would like to have another opted in opted out period for residents. Mr. Rawson commented that next week is Earth Week, and anyone from the city is invited to see and tour the facility. Matt Gwynn asked what percentage of the material collected is successfully recycled. Mr. Rawson stated that they do an audit every quarter, and that at the last one approximately 32-35% was not recyclable. David asked what percent of loads are rejected. Mr. Rawson stated that they do not reject loads, they just separate the material. Ken Phippen commented that any education about recycling that Mr. Rawson could get to the city, the city could get it to the residents. Boyd Ferrin abstained from voting because Recycled Earth is one of his customers.

DAVID JAY MOTIONED TO TABLE APPROVAL OF A CONTRACT WITH RECYCLED EARTH UNTIL NEGOTIATIONS ARE DONE WITH OGDEN CITY. JOSH BLAZZARD SECONDED THE MOTION, WITH ALL VOTING AYE, EXCEPT BOYD FERRIN WHO ABSTAINED.

- e. Appointment of Greg Baptist and Steve Hurd as alternate members of the Farr West City Planning Commission

KEN PHIPPEN MOTIONED TO APPOINT GREG BAPTIST AND STEVE HURD AS ALTERNATE MEMBERS OF THE FARR WEST CITY PLANNING COMMISSION. DAVID JAY SECONDED THE MOTION, ALL VOTING AYE.

- a. Approval of minutes dated April 4, 2019

BOYD FERRIN MOTIONED TO APPROVE THE MINUTES DATED APRIL 4, 2019. MATT GWYNN SECONDED THE MOTION, ALL VOTING AYE.

- b. Approval of payment of bills dated April 17, 2019

See Warrant Register dated April 17, 2019.

MATT GWYNN MOTIONED TO APPROVE AND PAY THE BILLS DATED APRIL 17, 2019. KEN PHIPPEN SECONDED THE MOTION, ALL VOTING AYE.

- c. Set additional budget work session

The City Council determined that no additional budget work sessions were necessary.

#6 – Mayor/Council Follow-up

- a. Report on Assignments

Matt Gwynn reported on the county wide emergency response exercise, the Weber Fire District, and the fishing club.

Josh Blazzard reported on the Freedom Festival meeting and the form based code.

Boyd Ferrin also reported on the Freedom Festival meeting, and Mosquito Abatement.

David Jay reported on the nuisances and beautification issues around the city.

Ken Phippen reported on the trails and the Active Transportation meeting, the 4000 North corridor project, grants, the Smith Family Park, and the Fiber Committee.

Mayor Dickemore reported on the fishing pond at the Smith Family Park, the Rec Center, and the Weber County Fair Board meeting.

#7 – Adjournment

AT 8:08 P.M., BOYD FERRIN MOTIONED TO ADJOURN THE MEETING. MATT GWYNN SECONDED THE MOTION, ALL VOTING AYE.

Whittney Black, Deputy Clerk

Lee Dickemore, Mayor

Date Approved: _____